



City of Columbia Heights | *Community Development Department*

3989 Central Avenue NE, Columbia Heights, MN 55421 ▪ Ph: 763-706-3670 ▪ [www.columbiaheightsmn.gov](http://www.columbiaheightsmn.gov)

## NOTICE OF PUBLIC HEARING

Date of Hearing: Tuesday, June 3<sup>rd</sup>, 2025, 6:00 P.M.

Subject: Informal Public Hearing Notice –Planned Unit Development

Subject Properties:  
800 53<sup>rd</sup> Avenue NE  
Columbia Heights, MN 55421

Dear Resident/Affected Property Owner:

The City of Columbia Heights has received an application for a Planned Unit Development, Preliminary/Final Plat, and vacation of easements in preparation for a redevelopment project at 800 53<sup>rd</sup> Avenue NE per Code Section 9.104 and 9.113. Section 9.104 and 9.113 of the Zoning Ordinance requires the Planning Commission to hold an informal public hearing and provide a recommendation on the applications.

You are receiving this notice because the property that you own (Affected Property), and/or reside in, is located within 350 feet of the Subject Property. The Planning Commission of the City of Columbia Heights will hold a Public Hearing on this matter on Tuesday, June 3<sup>rd</sup>, 2025 at 6:00 p.m. or soon thereafter in the City Council Chambers of Columbia Heights City Hall, located at 3989 Central Avenue NE. A map of the Subject Property and the Official Notice of Public Hearing are attached.

You are welcomed and encouraged to participate in the Public Hearing for this matter by attending the June 3<sup>rd</sup>, 2025 Planning Commission meeting. If you cannot attend the meeting, but would like to provide input, you can submit correspondence via email to [aboucher@columbiaheightsmn.gov](mailto:aboucher@columbiaheightsmn.gov) or by phone at 763-706-3673 by mail at:

City of Columbia Heights  
3989 Central Avenue NE  
Columbia Heights, MN 55421

If you have any questions about this notice, please do not hesitate to contact the City of Columbia Heights Community Development Department at (763) 706-3670.

Sincerely

Andrew Boucher  
City Planner, City of Columbia Heights

**\*\* Landowners (Commercial and Residential):** If you do not reside on the Affected Property, located 350 feet from the Subject Property, it is your responsibility to share this notice with your tenants. This notice should be posted in a public place on your property or mailed directly to the tenants residing or leasing space on the Affected Property.





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## Notice of Neighborhood Meeting

Date of Meeting: May 21, 2025: 4pm – 7pm

Subject: Neighborhood Meeting – Preliminary Plat / Final Plat; Planned Unit Development; Easement Vacations; and Mixed Use Development

Subject Properties: 800 53<sup>rd</sup> Avenue NE  
Columbia Heights, MN 55421

Virtual Participation Information:

Meeting ID: 234 331 907 076 5

Passcode: 9Yu3Yh7A

Dear Resident/Affected Property Owner:

The City of Columbia Heights has received an application for a Preliminary Plat / Final Plat; Planned Unit Development; and Easement Vacations to allow for the phased construction of two multifamily apartment buildings both containing 132 units, a mixed-use building with a range of 150-175 market-rate units and 12,000 sq. ft. of commercial space, 58 townhomes, and associated park and infrastructure improvements per Code Section 9.104, 9.113, and 9.116. Section 9.113-(D)-(3) of the Zoning Ordinance requires the City and Applicant to hold a neighborhood meeting to hear questions and concerns related to the project.

You are receiving this notice because the property that you own (Affected Property), and/or reside in, is located within 350 feet of the Subject Property. The City and the Applicant will hold a Neighborhood Meeting on this matter on **May 21, 2025 from 4:00 p.m. – 7:00 p.m. at the Columbia Heights Library**, located at 3939 Central Avenue NE. A map of the Subject Property is attached to this notice.

You are welcomed and encouraged to participate in the Neighborhood Meeting for this matter by attending the May 21, 2025 meeting either in-person or virtually. If you have any questions about this proposal, please do not hesitate to contact the City of Columbia Heights Community Development Division at (763) 706-3670 or email at [aboucher@columbiaheightsmn.gov](mailto:aboucher@columbiaheightsmn.gov) or mail your comments to the address listed at the top of the header. Please note that this meeting does not serve as the public hearing for this matter. You will be receiving a separate notice regarding the public hearing.

Sincerely,

Andrew Boucher  
City Planner, City of Columbia Heights

**\*\* Landowners (Commercial and Residential):** If you do not reside on the Affected Property, located 350 feet from the Subject Property, it is your responsibility to share this notice with your tenants. This notice should be posted in a public place on your property or mailed directly to the tenants residing or leasing space on the Affected Property.

**-SUBJECT PROPERTY LOCATION (highlighted in red)-**

